



SPECK CLOSE, WALTHAM ON THE WOLDS

Asking Price Of £275,000

Two Bedrooms

Freehold



SEMI-DETACHED BUNGALOW

OFF ROAD PARKING

SHOWER ROOM

GOOD COMMUTER LINKS

MODERN BUILD

TWO BEDROOMS

VILLAGE LOCATION

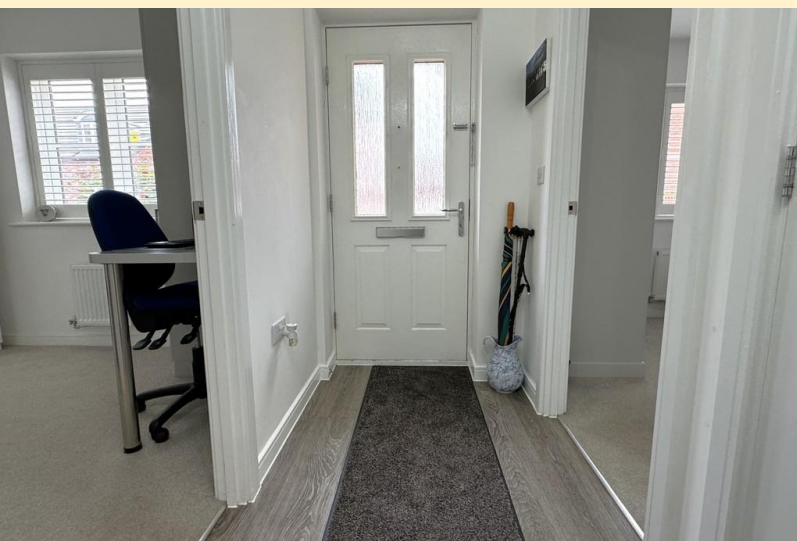
LOCAL AMENITIES

COUNCIL TAX BAND B

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Modern semi-detached two bedroom bungalow, built by Bellway homes and still within its 10 year NHBC warranty is situated in the popular village of Waltham on the Wolds. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits from a primary school, a school bus service to the Belvoir high school, public house, shop/post office, delicatessen and a medical practice.

The accommodation on offer comprises; entrance hall, lounge, kitchen, two bedrooms and a shower room. Outside the property benefits from off road parking and both front and rear gardens.



ENTRANCE HALL Composite door into the entrance hall having Kardean flooring, radiator and a built in storage cupboard.

LOUNGE 11' 5" x 14' 5" (3.5m x 4.41m) Nicely proportioned room having French doors opening onto the rear garden, radiator and carpet flooring.

KITCHEN 13' 11" x 8' 1" (4.26m x 2.48m) Fitted with a modern range of wall base and drawer units with work surfaces over, stainless steel sink and drainer unit with mixer tap over. Integrated appliances include; Zanussi oven, hob and extractor fan, dish washer, washing machine and fridge freezer. Window over looking the garden with fitted roller blinds, radiator, LED lighting and Kardean flooring.

SHOWER ROOM 9' 8" x 6' 4" (2.95m x 1.95m) Comprising of a walk-in shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window, airing cupboard, radiator, extractor fan and Kardean flooring.

BEDROOM ONE 11' 5" x 12' 4" (3.5m x 3.77m) Having a window to the front aspect with shutter blinds, radiator, fitted Hammonds wardrobes and carpet flooring.

BEDROOM TWO 8' 7" x 9' 10" (2.62m x 3.0m) Having a window to the front aspect fitted with shutter blinds, radiator and carpet flooring.

FRONT GARDEN Planted with a range of shrubs each side of the paved pathway, tarmac driveway to the side and gated access to the rear garden.

REAR GARDEN Private east facing garden having a backdrop of mature trees, block paved seating area adjacent to the property along with decorative paving, formal lawn with shrub and flower borders, wheelie bin storage area, garden shed, outside tap and curtesy lighting.

MANAGEMENT CHARGES There is a service charge to maintain the communal areas of £245.000 a YEAR. This information was obtained from Bellway. This charge covers on going costs of the amenity areas.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.








Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		91
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
WWW.EPC4U.COM			

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.